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## Inter Departmental Memorandum

TO: City Council

FROM: *GH* George Homewood, FAICP, Director of City Planning *GH/TH*

COPIES TO: Douglas L. Smith, Interim City Manager  
Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 403 Middlesex Street

DATE: February 28, 2017

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	403 Middlesex Street	<b>Neighborhood:</b>	Berkley
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	26 Ft. x 100 Ft.
<b>House Size: (Width x Depth)</b>	20 Ft. x 43 Ft.	<b>Square Footage:</b>	1690 Sq. Ft.

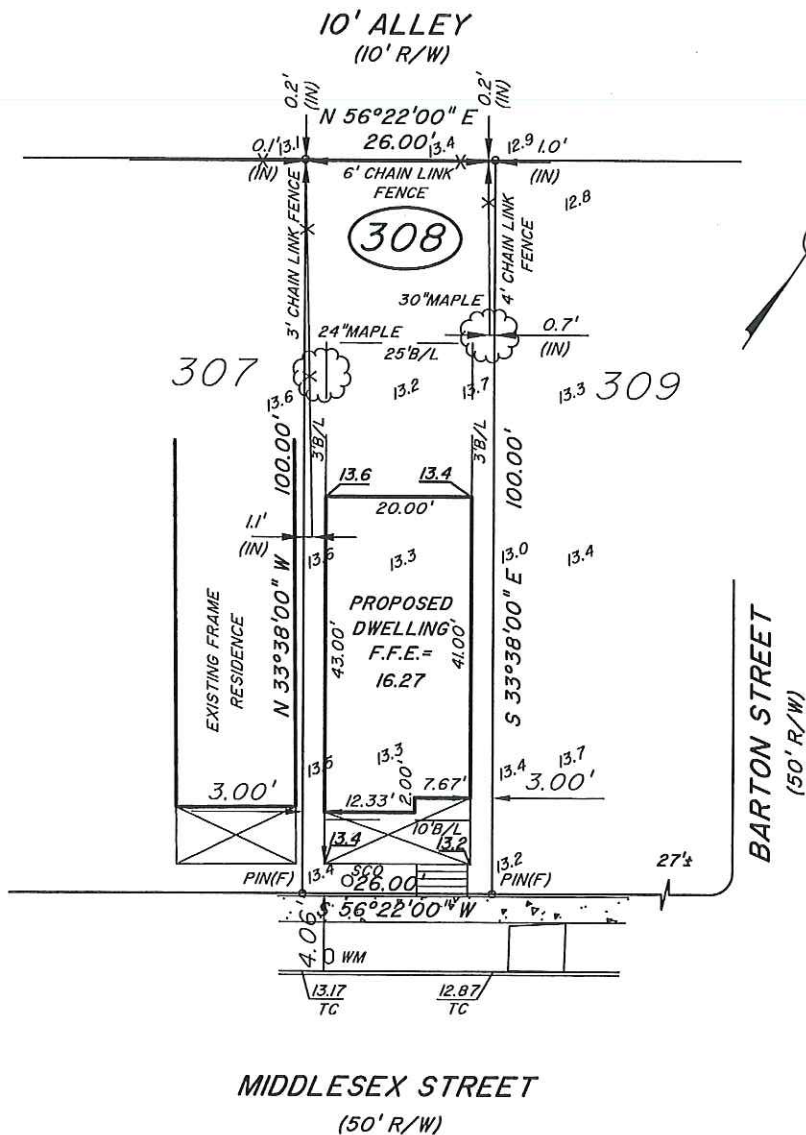
A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



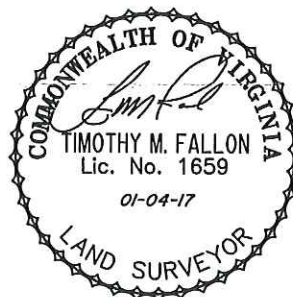


(1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:  
 (A) HASSELL & FOLKES HAS NOT BEEN FURNISHED BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.  
 (B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.  
 (2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.  
 (3) LOT IS SERVED BY CITY SEWER AND WATER.  
 (4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED 3-26-14 (NAVD 88 VERTICAL DATUM).  
 (5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.



THE PROPERTY APPEARS TO LIE IN ZONE 'X', AREA OUTSIDE THE 500 YR. FLOOD HAZARDS AS SCALED FROM COMMUNITY PANEL #510104 0165 F. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED 10-25-1901 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA IN M.B. 5, PAGE 50.

**PLOT PLAN OF LOT 308 PLAT OF LAND OF THE ATLANTIC IMPROVEMENT CO. NORFOLK, VIRGINIA**



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W.O. #49831  
 DATE: 03/28/14  
 BLDG ADDED 01/04/17